

016.0

0007

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

939,300 / 939,300

USE VALUE:

939,300 / 939,300

ASSESSED:

939,300 / 939,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
9		LITTLEJOHN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCKINNON CARRIE/MATTHEW
Owner 2:	
Owner 3:	

Street 1: 9 LITTLEJOHN STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MCKINNON CARRIE/MATTHEW -

Owner 2: -

Street 1: 9 LITTLEJOHN STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .122 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 3043 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5297	Sq. Ft.	Site			0	80.	1.09	1									463,127						463,100	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5297.000	476,200		463,100	939,300		11837
							GIS Ref
							GIS Ref
							Insp Date
							06/13/17

USER DEFINED

Prior Id # 1: 11837

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT								Parcel ID	016.0-0007-0001.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	476,200	0	5,297.	463,100	939,300		Year end	12/23/2021
2021	101	FV	462,100	0	5,297.	463,100	925,200		Year End Roll	12/10/2020
2020	101	FV	462,100	0	5,297.	463,100	925,200	925,200	Year End Roll	12/18/2019
2019	101	FV	338,700	0	5,297.	492,100	830,800	830,800	Year End Roll	1/3/2019
2018	101	FV	311,700	0	5,297.	358,900	670,600	670,600	Year End Roll	12/20/2017
2017	101	FV	249,900	0	5,297.	312,600	562,500	562,500	Year End Roll	1/3/2017
2016	101	FV	249,900	0	5,297.	266,300	516,200	516,200	Year End	1/4/2016
2015	101	FV	234,900	0	5,297.	260,500	495,400	495,400	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
MCKINNON CARRIE	52680-382		4/30/2009			431,700	No	No							
CORSETTI FAMILY	35589-1		5/31/2002	Family			1	No	No						
	18484-314		8/1/1987			205,000	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
5/9/2016 598 Addition 289,000												2 stry add w/maste											
12/5/2012 1594 Porch 1,200 C																							
4/6/2011 238 Redo Kit 26,000																							

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6	Colonial			Full Bath: 1	Rating: Good																
Sty Ht: 2	2 - 2 Story			A Bath: 1	Rating: Very Good																
(Liv) Units: 1		Total: 1		3/4 Bath:	Rating:																
Foundation: 3	Brick or Stone			A 3QBth:	Rating:																
Frame: 1	Wood			1/2 Bath: 1	Rating: Good																
Prime Wall: 4	Vinyl			A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 1	Gable			OTHER FEATURES																	
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1											
Color: YELLOW				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir: N	NONE			Frl: 2	Rating: Good			Other													
GENERAL INFORMATION				WSFlue: 1	Rating: Average			Upper													
Grade: C	Average			CONDOS INFORMATION				Lvl 2													
Year Blt: 1940	Eff Yr Blt:			Total Units:				Lvl 1													
Alt LUC:		Alt %:		Floor:				Lower													
Jurisdct: G18		Fact: .		% Own:																	
Const Mod:				Name:																	
INTERIOR INFORMATION				DEPRECIATION																	
Avg Ht/FL: STD				Phys Cond: GV	Good-VG	10. %		Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wal: 2	Plaster			Functional:		%		Interior:		1	6	2									
Sec Int Wall:		%		Economic:		%		Additions:													
Partition: T	Typical			Special:		%		Kitchen:													
Prim Floors: 3	Hardwood			Override:		%		Baths:													
Sec Floors: 4	Carpet	50 %						Plumbing:													
Bsmnt Flr: 12	Concrete							Electric:													
Subfloor:								Heating:													
Bsmnt Gar:								General:													
Electric: 3	Typical																				
Insulation: 2	Typical																				
Int vs Ext: S																					
Heat Fuel: 1	Oil																				
Heat Type: 3	Forced H/W																				
# Heat Sys: 1																					
% Heated: 100		% AC:																			
Solar HW: NO		Central Vac: NO																			
% Com Wal		% Sprinkled																			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 016-0-0007-0001.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value	AssessPro Patriot Properties, Inc			
2	Frame Shed	D	Y	1	10X6	A	AV	1950	0.00	T	40	101									
More: N				Total Yard Items:				Total Special Features:				Total:									